

StorQuest-Liggett Road Proposed Annexation and I-2 Zoning
Neighborhood Meeting #1 - Summary
Held virtually by Zoom

The first neighborhood meeting to discuss the proposed annexation and zoning of five parcels, located at 2633 Liggett Road, was held on Thursday, February 18, 2021 from 6:00 PM to 7:00 PM. Written notice of the meeting describing the proposal was sent to all property owners within 500 feet of the subject property. A public notice sign was posted on the site and a public notice of the meeting was posted on the Town website on February 2nd. The meeting was held virtually by Zoom. The vicinity map, sign-in sheet and applicant's PowerPoint are attached.

The following is a summary of the meeting.

Applicant Representatives:

Jon Suddarth, Vice President, The William Warren Group
David Bird, The William Warren Group
Matt Cox, The William Warren Group
Alexandra Haggarty, Otten Johnson representing The William Warren Group

Current Property Owners (Castle Mini-Storage):

Kim Barrett
Rick Barrett

Town Representatives:

Cara Reed, Neighborhood Liaison, Development Services
Sandy Vossler, Senior Planner, Development Services
Caryn Johnson, Town of Castle Rock Town Councilmember, District 5

Public Attendees:

Kelly Miller
Kurt Walker

The applicant, The William Warren Group, develops and manages StorQuest self-storage facilities nationwide. Jon Suddarth provided background information about the 190 locations in 15 states, and the 27 facilities in Colorado. Mr. Suddarth presented photos of the four facilities operating in the Denver Metro area and the three facilities currently under construction located at DIA/Pena Station, Boulder and on Broadway.

The property proposed for annexation is approximately 5.3 acres and currently zoned General Industrial in Douglas County. Castle Mini-Storage is currently operating on the property. The applicant is proposing to zone the property General Industrial (I-2), if annexed to the Town. The applicant intends to redevelop the property to include a three or four story self-storage building, with temperature controlled units and a leasing office. Drive-up storage units, as well as covered and uncovered RV stalls, are also planned. Attached is the applicant's PowerPoint presentation that provides additional

information about the company, photos of other StorQuest facilities and aerial photos of the subject property.

Access to the site will be located at the south end of the site and will align with Kellogg Court on the east side of Liggett Road. The buildings will be setback 40 feet from the existing Liggett Road right-of way (ROW). This set back includes 25 feet to be dedicated for future widening of the ROW and the requisite 15-foot front setback. The site will be landscaped and screened and will meet all Town standards. The property is classified as Infill by the Castle Rock Water Inclusion Analysis. A Development Agreement will be created to identify specific obligations relative to water dedication, on-site water quality and detention, right-of-way dedication and Liggett Road improvements.

There was general discussion of the I-2 zone district, a straight zone district with uses and development standards establish in Chapter 17.28 of the Municipal Code. I-2 permitted uses include self-storage, RV storage, warehousing and other types of industrial development. I-2 development standards allow a maximum lot coverage limited only by required parking, detention, landscaping, setbacks, etc. The minimum front setback is 15 feet. The side and rear setbacks are zero, where the property abuts a zoning of the same intensity. The maximum building height is 50 feet.

There were no questions or concerns expressed by the public in attendance. An adjacent property owner and the current property owner expressed support for the proposed redevelopment.

The applicant expects to submit the annexation petition and zoning application within the next week or two. After acceptance of a complete submittal, staff will begin processing the annexation for substantial compliance and eligibility, per the Colorado Revised Statutes, and drafting the Development Agreement. Preparation of zoning regulations is not necessary, as all I-2 zoning uses and standards are established in the Municipal Code, Chapter 17.28 (https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.28BUCOINDI). Dates for the two remaining neighborhood meetings, the Planning Commission hearing and Town Council readings are yet to be determined.

StorQuest-Liggett Road Proposed Annexation and I-2 Zoning (5.34 acres)
Neighborhood Meeting #2 - Summary
Held virtually by Zoom
Tuesday, 6-29-21 @ 6:00 pm

The second neighborhood meeting to discuss the proposed StorQuest annexation and zoning of four parcels, totaling 5.34 acres and located at 2583, 2629, 2631 and 2633 Liggett Road, was held on Tuesday, June 29, 2021 beginning at 6:00 PM. Written notice of the meeting describing the proposal was sent to all property owners within 500 feet of the subject property. A public notice sign was posted on the site and a public notice of the meeting was posted on the Town website on June 10, 2021. The meeting was held virtually by Zoom. No neighbors or other members of the public joined the meeting. For the benefit of staff and the property owner in attendance, Mr. Suddarth presented a PowerPoint and discussed the site design and building elevations. The meeting ended at 6:45 P.M. The vicinity map and applicant's PowerPoint are attached. The applicant is planning to hold the third and final neighborhood meeting in July.

The following is a summary of the meeting including attendees, status of the statutory annexation process, background on The William Warren Group, and overview of the intended development.

Attendees included:

Applicant Representatives

- Jon Suddarth, Vice President, The William Warren Group
- Matthew Cox, The William Warren Group
- Alexandra Haggarty, Otten Johnson representing The William Warren Group

Current Property Owner (Castle Mini-Storage)

- Kim Barrett

Town Representatives

- Cara Reed, Neighborhood Liaison, Development Services
- Sandy Vossler, Senior Planner, Development Services

No members of the public joined the meeting

Since the first neighborhood meeting, the Annexation Petition and Map have been submitted and accepted by the Town. The Substantial Compliance hearing was held and Town Council voted 7-0 to approve Resolution 2021-049 finding the Petition for Annexation to be in substantial compliance with the applicable requirements of the Colorado Constitution and Colorado Revised Statutes, and setting the date and time for the Eligibility hearing. The Eligibility hearing is scheduled for Town Council consideration and action on Tuesday, July 6, 2021 at 6:00 P.M. (time is approximate). If found to be eligible for annexation, public hearings before Planning Commission and Town Council will be scheduled to consider the proposed annexation and I-2 zoning.

Planning Commission will provide a recommendation to Town Council on whether the annexation and zoning should be approved. Town Council, the decision-making body, will act on whether the property should be annexed to the Town and zoned General Industrial.

The applicant, The William Warren Group, develops and manages StorQuest self-storage facilities nationwide, including approximately 190 locations in 15 states, and the 27 facilities in Colorado.

The property proposed for annexation is approximately 5.3 acres. Three of the four parcels are zoned General Industrial, the fourth parcel is zoned Agriculture One under the Douglas County Zoning regulations. Castle Mini-Storage is currently operating on the property. The proposed zoning is General Industrial (I-2), a straight zone district established in Chapter 17.28 of the Municipal Code (https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.28BUCOINDI). The applicant intends to redevelop the property with a four-story, climate controlled self-storage building and a leasing office. Drive-up storage units, as well as covered and uncovered RV stalls, are also planned.

Access to the site will be located at the south end of the site and will align with Kellogg Court on the east side of Liggett Road. The buildings will be setback 40 feet from the existing Liggett Road right-of way (ROW). This set back includes 25 feet to be dedicated for future widening of the ROW and the requisite 15-foot front setback. The site will be landscaped and screened and will meet all Town standards. The property is classified as Infill by the Castle Rock Water Inclusion Analysis. A Development Agreement will be created to identify specific obligations relative to water dedication, on-site water quality and detention, right-of-way dedication and Liggett Road improvements. Town Council is act on the Development Agreement.

The third and final neighborhood meeting required by Code is planned for July. The date and time are yet to be determined.

StorQuest-Liggett Road Proposed Annexation and I-2 Zoning (5.34 acres)
Neighborhood Meeting #3 - Summary
Held virtually by Zoom
Monday, 8-9-21 @ 6:00 pm

The third neighborhood meeting to discuss the proposed StorQuest annexation and zoning of four parcels, totaling 5.34 acres and located at 2583, 2629, 2631 and 2633 Liggett Road, was held on Monday, August 9, 2021 beginning at 6:00 PM. Written notice of the meeting describing the proposal was sent to all property owners within 500 feet of the subject property. A public notice sign was posted on the site and a public notice of the meeting was posted on the Town website. The meeting was held virtually by Zoom. No neighbors or other members of the public joined the meeting virtually or by phone. To date, staff has not received any inquiries, questions or comments from the public about the proposal. Attendees included:

Applicant Representatives

- Jon Suddarth, Vice President, The William Warren Group
- Matthew Cox, The William Warren Group
- David Bird, The William Warren Group
- Alexandra Haggarty, Otten Johnson representing The William Warren Group

Current Property Owner (Castle Mini-Storage)

- Kim Barrett

Town Representatives

- Cara Reed, Neighborhood Liaison, Development Services
- Jenifer Doane, Community Outreach Program Manager, Development Services
- Sandy Vossler, Senior Planner, Development Services

No members of the public joined the meeting. No Councilmembers were in attendance.

The meeting ended at 6:35 P.M. The vicinity map is attached.